

6 NAUNTON LANE

LECKHAMPTON, CHELTENHAM, GLOUCESTERSHIRE, GL53 7BH



6 NAUNTON LANE, LECKHAMPTON

Situated in the highly sought-after parish of Leckhampton, this red brick two-bedroom terraced property has been subject to a significant program of improvement and provides well-proportioned accommodation laid out over two floors with a private rear garden, garage and on-street parking

- Highly sought-after location and no onward chain
- Cosy sitting room with feature fire place
- Newly fitted kitchen with integral appliances including dishwasher, fridge, freezer and washing machine
- Dining room with bi-fold doors to the rear garden
- Newly fitted ground floor shower room
- Two well-proportioned double bedrooms
- New gas fired central heating system, complete electrical re-wire, re-decorated and re-plastered throughout
- New flooring and joinery including doors
- Attractive rear garden and single garage

Set in the popular area of Naunton Lane in highly sought after Leckhampton, this two-bedroom period terrace home has been significantly improved by the current owners and now provides modern and contemporary two double bedroom accommodation. The accommodation briefly comprises a cosy sitting room with feature fireplace, a modern, newly fitted kitchen with integral appliances, a dining room with bi-fold doors to the garden and a newly fitted ground floor shower room. Two double bedrooms are situated on the first floor and to the rear, an attractive garden designed for low maintenance which leads to a single garage.





SITUATION

Located within walking distance of two outstanding primary schools and the Bath Road shopping district which provides an excellent range of day-to-day facilities including; supermarkets, butchers, cafes and public houses. For a wider range of facilities, Cheltenham town centre is still within walking distance and has an extensive range of amenities as well as a number of popular state and private schools, several of which are within a comfortable walk. Cheltenham is synonymous with a variety of festivals including jazz, music, science and literature which are all easily accessible.

GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority: Cheltenham Borough Council:

T: 01242 262626. EPC - TBC

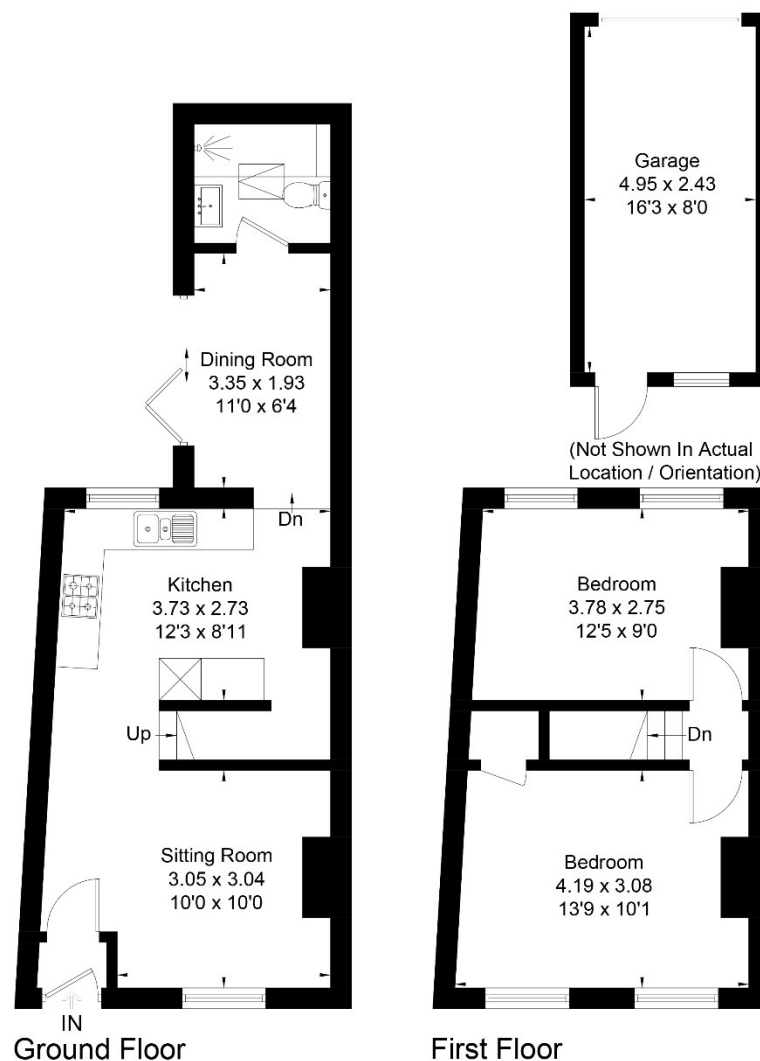
Council Tax Band: (C) - £1,754.91 pa. (2022/2023).

Viewings:

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 65.8 sq m / 708 sq ft
 Garage = 12.0 sq m / 129 sq ft
 Total = 77.8 sq m / 837 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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